



September 24, 2024

Western Quebec School Board

Investment Plan 2024-2025

**Material Resources &
Technology**

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A - Investment Plan Goal

The annual investment plan is a critical requirement to secure necessary authorizations from the Ministry of Education (MEQ) for proceeding with school investment projects. This plan typically requires submission by September each year.

Project selection and prioritization within this plan are based on several key factors:

- **Comprehensive Asset Assessment and Analysis:** A thorough inventory and analysis of school assets identify areas requiring investment.
- **Compliance with Legal Obligations:** The plan ensures adherence to legal requirements regarding contaminants (lead, CO₂, asbestos, radon, etc.), energy consumption, and information security.
- **Alignment with MEQ guidelines:** The plan prioritizes projects that align with the Ministry's orientation for school renovations and modernization, including:
 - **Improving the Condition Index:** Projects with the highest impact on the condition rating are targeted.
 - **Energy Consumption Improvement and Decarbonization of Schools:** Projects that reduce energy consumption and ensure transition to clean energy from fossil fuels.
 - **Essential Safety Measures:** 15 mandatory security measures in technology are addressed.
 - **Server Cloud Migration:** The plan incorporates the migration of servers to the cloud.
- **Alignment with Organizational Mission:** The plan supports the overall mission of the organization.
- **School Principal Input:** The plan considers requests and priorities identified by school principals.
- **Life-Cycle Cost Reduction:** Projects that aims to reduce maintenance costs and extend assets lifespan.
- **Resource Availability:** Project choice is assessed based on available human and material resources.
- **Project Diversification:** A variety of project types are included to ensure professional and contractor availability.

B - WQSB Buildings overview

The Western Quebec School Board oversees a network of 30 buildings totaling 120,134 square meters. These facilities are spread across an immense and diverse territory encompassing the Outaouais, Pontiac and Abitibi-Témiscamingue regions. The size of these buildings varies considerably, with the former Val-d'Or Adult Education Centre representing the smallest at 495 square meters, while Hadley/Philemon Wright boasts the largest space at 18,339 square meters.

The oldest building is Noranda School built in 1937 and the newest is Wakefield, built in 2013. At Western Quebec, the average age of our buildings and extensions is 46 years old which is lower than the provincial average of 55 years old.



WQSB Territory. The numbers identify the numbers of buildings in each location.

The table below summarizes the important information regarding WQSB building network:

Building Name	Total Building Area (m2)	Ventilation Type	Presence of an Air-Conditioned Zone	Original Construction Year	1st Extension Year	2nd Extension Year	3rd Extension Year	4th Extension Year
Philemon Wright	18339	Mechanically	YES	1967				
Symmes/ D'Arcy McGee	11275	Mechanically	YES	2003	2005			
Pontiac High	9326	Hybrid	YES	1967				
Western Quebec Career Centre	5728	Mechanically	YES	1993	2000	2002	2009	
Wakefield	5044	Mechanically	YES	2013				
Dr. S.E. McDowell	5024	Hybrid	YES	1956	1961			
Pierre Elliott Trudeau	4801	Natural	YES	1952	1961	2025*		
Golden Valley	4731	Hybrid	YES	1948	1960	1970	2008	
Buckingham	4644	Natural	YES	1947	1962			
Dr. Wilbert Keon	4487	Hybrid	YES	1940	1961	1971		
Eardley	4174	Mechanically	YES	2000				
Greater Gatineau	4136	Hybrid	YES	1960	2004	2017	2026**	
South Hull	4135	Hybrid	YES	1950	1953	1959	1975	1982
St-John's	3874	Mechanically	NO (2024) *	1981				
Noranda	3590	Natural	YES	1937				
Chelsea	3552	Mechanically	YES	1955	1985	1990		
Lord Aylmer Senior	3414	Hybrid	YES	1954	1957	1964		
Lord Aylmer Junior	2991	Hybrid	YES	1961	2000			
St-Michael's	2561	Hybrid	YES	1958	2018			
Board Office	2200	Mechanically	YES	2008				
Hull Adult Ed	2188	Hybrid	NO (2024) *	1953				
Namur	1860	Mechanically	YES	1967	1973	2017		
Maniwaki Woodland	1658	Natural	NO (2024) *	1963				
Poltimore	1327	Hybrid	YES	1953	2018	2022		
Queen Elizabeth	1180	Mechanically	YES	1996				
Onslow	1080	Natural	YES	1945				
L'Envol	1060	Natural	NO	1960				
26 Leslie	974	Natural	NO	1954				
Maniwaki AEC	581	Natural	YES	1955				
Golden Valley AEC	495	Natural	NO	1991				

* Project under construction

** Approved future project

In terms of energy management, Western Québec utilizes three primary sources of energy: electricity, natural gas, and oil. Currently, seven of our buildings still rely on oil, a non-sustainable energy source. These buildings are:

- Buckingham
- Chelsea
- Dr. S.E. McDowell
- Dr. Wilbert Keon
- Onslow
- Pontiac High School
- Vacant – 26 Leslie

The Western Québec School Board (WQSB) is committed to transitioning to green energy solutions in line with provincial targets for sustainability and environmental stewardship. This dedication to sustainable practices not only aims to reduce our carbon footprint but also ensures a healthier environment for future generations.

Regarding our building network condition, all our buildings are evaluated using the latest methodology from the MEQ as detailed in the "Cadre de Gestion – Infrastructure Scolaires" ("Management Framework – School Infrastructure"). Each building is classified by a condition index, a score (expressed as a percentage) that reflects the amount of investment needed over the next five years compared to its total replacement cost. A lower score indicates a building in good condition, while a higher score suggests a greater need for investment.

Below is a table detailing the rating system adopted by the MEQ to classify the buildings:

Value of the condition index	Rating
0% to 5% included	A – Very Good
More than 5% to 10% included	B – Good
More than 10% to 15% included	C – Acceptable
More than 15% to 30% included	D – Bad
More than 30%	E – Very bad

As depicted in the table on the subsequent page, numerous buildings in our network are presently categorized as D and E, highlighting a considerable requirement for investment totaling approximately 167 M\$. The objective of our investment projects is to elevate the ratings of these buildings to acceptable levels (A, B, or C).

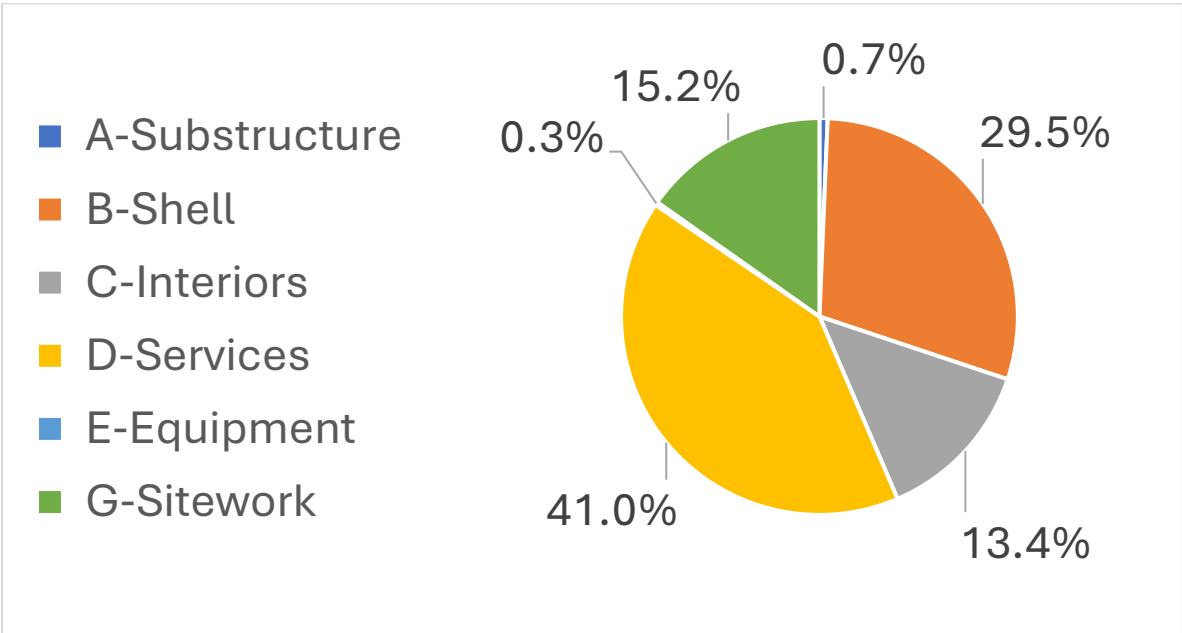
As per the latest data extracted from GIEES-Maximo by the MEQ in March 2024, here's the status of WQSB buildings:

Building Name	Investment 0-5 years	Replacement Value	Condition Index	Rating
Wakefield	\$695,243.35	\$51,135,986.11	1.4%	A
Board Office	\$749,056.15	\$18,881,093.04	4.0%	A
Symmes/ D'Arcy McGee	\$6,131,133.94	\$88,905,201.77	6.9%	B
Poltimore	\$516,199.45	\$7,162,530.82	7.2%	B
Namur	\$1,262,951.18	\$11,884,081.27	10.6%	C
Lord Aylmer Senior	\$2,863,656.14	\$23,082,811.27	12.4%	C
Western Quebec Career Centre	\$4,635,742.84	\$36,153,527.65	12.8%	C
Maniwaki AEC	\$520,024.98	\$3,430,000.80	15.2%	D
South Hull	\$4,171,308.65	\$27,166,379.91	15.4%	D
St-John's	\$4,157,424.35	\$25,047,838.13	16.6%	D
Greater Gatineau	\$4,179,097.37	\$23,376,544.33	17.8%	D
St-Michael's	\$3,259,238.56	\$17,683,892.94	18.4%	D
Maniwaki Woodland	\$1,870,890.84	\$8,727,994.19	21.4%	D
Eardley	\$5,433,538.69	\$24,972,221.99	21.8%	D
Dr. Wilbert Keon	\$8,530,035.03	\$39,133,262.85	21.8%	D
Chelsea	\$5,262,982.81	\$23,774,767.81	22.1%	D
Pontiac High	\$13,457,425.63	\$60,258,035.25	22.3%	D
Golden Valley	\$6,286,384.65	\$26,432,249.38	23.8%	D
Queen Elizabeth	\$2,163,132.97	\$8,424,048.02	25.7%	D
L'Envol	\$1,793,227.77	\$6,443,094.38	27.8%	D
Onslow	\$2,663,825.77	\$9,504,992.55	28.0%	D
Hull Adult Ed	\$3,520,764.27	\$12,555,124.83	28.0%	D
Philemon Wright	\$30,636,381.21	\$102,687,324.46	29.8%	D
Pierre Elliott Trudeau	\$8,599,872.78	\$27,465,187.51	31.3%	E
Buckingham	\$7,450,621.13	\$22,394,548.17	33.3%	E
Lord Aylmer Junior	\$5,980,654.04	\$17,757,870.68	33.7%	E
26 Leslie	\$2,669,246.38	\$7,081,779.78	37.7%	E
Noranda	\$8,167,592.97	\$21,393,804.49	38.2%	E
Golden Valley AEC	\$1,527,478.61	\$3,940,970.11	38.8%	E
Dr. S.E. McDowell	\$18,592,767.29	\$46,811,719.36	39.7%	E

As per the UNIFORMAT standard, each building asset is categorized into major group elements as detailed in the table below:









Level 1 Major Group Elements	Level 2 Group elements
A- Substructure	Foundations Basement Construction
B- Shell	Superstructure Exterior Enclosure Roofing
C- Interiors	Interior Construction Stairs Roofing
D- Services	Conveying (Elevator, Escalator, ...) Systems Plumbing Heating, Ventilating and Air Conditioning (HVAC) Fire Protecting Systems Electrical Systems
E- Equipment	Specialized Integrated Equipment
G- Sitework	Site Improvements Civil/Mechanical Utilities Site Electrical Utilities

The graphic below provides a detailed breakdown of the major building group elements requiring a total investment of 167 M\$ across our buildings:



C - Investment projects

To simplify the comprehension of the chosen project aims, the following categories have been designed to facilitate understanding of the investment project aims:

	<p>Health and Safety</p>	<p>Material Resources: Investment to protect the safety of buildings and their occupants (Alarm system, Fob keys, CO Alarm, Control of the contaminants, fences...etc)</p> <p>Technology: Investment to protect personal and confidential information (Security measures, System of control, ...)</p>
	<p>Legal Obligation</p>	<p>Investment required by law or regulation with no impact on health and safety, building integrity or quality of service (Installation of flags, Installation of privacy screens, New IT security components, ...)</p>
	<p>Integrity of the infrastructure</p>	<p>Material Resources: Investment to ensure that the building structure continues to support the intended load without failure due to fracture, deformation or fatigue (Foundation, Building Structure, roof, Exterior finishing, ...)</p> <p>Technology: Investment to ensure the IT Infrastructure continues to support the telecommunication traffic load (Fiber optic, Network, Switches, Wi-Fi, ...)</p>
	<p>Quality of Services</p>	<p>Investment to transform, maintain or replace assets to preserve quality of services and respond to changing needs (Transform space to change the functionalities, Replace IT equipment to increase the internet bandwidth, Build extension or new school, accessibility, ...)</p>
	<p>Efficiencies</p>	<p>Investment to reduce the cost and/or the use of resources (Sustainable development, Energy management, ...)</p>
	<p>Civil work</p>	<p>Investment to improve schoolyard, parking lots and sidewalks.</p>
	<p>Business Continuity</p>	<p>Investment to reduce downtime in the event of breakdown (Electrical failure, Internet Failure, Snowstorm, ...)</p>
	<p>Aesthetic</p>	<p>Investment aimed primarily at making the asset beautiful (Painting, replacement of a good asset by another one for aesthetic purposes, replacement of IT devices to keep up with the latest fashions,...)</p>

C – 1- Transformation projects

The aim of this project category is to:

- Modify the layout of a building to accommodate a change in function.
- Provide improved functionality to building occupants.
- Add components that are not present in the existing building.

Budget Availability for 2024-2025:

Budget Source	Description	Amount
MEQ Measure	50624 (60% MAX) - Building Transformation	\$ 650,129





Project Authorization;

The approval for this project category is acquired through WQSB approval only.

Standard Schedule:

Date	Task	Authority for Go / No Go
April School Year 1	Plans and Specifications	
June School Year 1	Tender if required	Director
June School Year 1	Construction	
September School Year 2	In Service / Project Completion	

2024-2025 Investment Projects:

Category	Building	Description	Estimation
	Multiple Schools	Replace and Install blinds in woodland, poltimore, Queen Elizabeth, South Hull, St-John and Dr.Wilbert Keon	\$ 342,000
	Multiple Schools	Transform the old light fixture in the PWHS and Maniwaki Woodland gymnasium.	\$ 140,000
	WQCC	Reconfigure the rooms 0.144, 0.142 and 0.140 to accommodate the increase of workstations.	\$ 26,000
	Symmes Darcy	Installation of new portables (6 classrooms)	\$ 142,129

C – 2 - Renovation projects

The aim of this project category is to:

- Maintain or restore the physical condition of a building to improve the condition index.
- Ensure compliance with codes and standards.
- Implement the correction to infrastructure that has a documented major problem that could compromise the health and safety of occupants.

Budget Availability for 2024-2025:

Budget Source	Description	Amount
MEQ Measure	50624 (60% MIN) - Building Renovation	\$ 433,420
MEQ Measure	50621 – Building Maintenance	\$ 5,973,797
MEQ Measure	50622 – Reduction of maintenance deficit	\$ 890,243
MEQ Measure	50627 - Priority maintenance work contributing to ensuring the health and safety of people or the integrity of the building or service.	\$ 5,313,440
Total		\$ 12,610,900















Project Authorization




The approval for this project category is acquired through collaboration with WQSB and the MEQ

Standard Schedule:

Date	Task	Authority for Go / No Go
September School Year 1	Send requests to MEQ	Council of Commissioners
October School Year 1	Approval/Refusal from MEQ	MEQ
October School Year 1	Assignment to professionals	
October School Year 1	Plans and Specifications	
February School Year 1	Tender for construction	
April School Year 1	Contracts with construction companies	Council of Commissioners
May School Year 1	Construction	
September School Year 2	In Service	
December School Year 2	Project Completion	

2024-2025 Investment Projects:

Category	Building	Description	Estimation
	Lord Aylmer Junior	Renovation of the washrooms- Complete renovation of the following washrooms 1.220 / 2.312 / 2.314 / 2.318	\$ 750,000
	Dr. S.E. McDowell	Interior Renovation and Asbestos Encapsulation - Corridors renovation of elementary side: lights, floor, ceiling, lockers, interior doors and asbestos encapsulation of all interior walls	\$ 1,550,000
	Dr. S.E. McDowell	Roof Renovation - 6 sections	\$ 1,000,000
	Dr. S.E. McDowell	Repair exterior brick wall	\$ 450,000
	Onslow	Interior renovation - Corridors renovation, washroom renovation and 6 classrooms: lights, floor, ceiling and interior doors.	\$ 890,243
	PWHS	Parking Phase 4 - South side of the building	\$ 3,000,000
	All Schools	Replacement of exterior lights in St-Michael, St-john, DWK, LAJ, Eardley, GG, Envol, Golden Valley, Maniwaki AEC, Chelsea, LAS, South Hull, WQCC	\$ 300,000
	Golden Valley	Renovation of the exterior masonry - Renovaion of the "Bloc Arrière" Phase (Gymnasium)	\$ 1,000,000
	Multiple Schools	Schoolyard pavement for south hull and Lord Aylmer Senior	\$ 963,440
	Chelsea	Roof Renovation - B11 - 12 - 14 - 15 - 16 sections	\$ 673,797
	All Schools	Intrusion and Alarm System upgrade in all school board buildings - Phase 1 - Replace the fire alarm panels and intrusion alarm panels that have exceeded their lifespans. Replace problematic detectors and correct the mapping.	\$ 800,000
	All Schools	Installation of backflow, water meters and shut-off systems - Phase 1 - Replace components that have exeeded their lifespans and ensure conformity to RBQ requirements.	\$ 500,000
	Lord Aylmer Senior	Replace the ventilation system isolation	\$ 60,000
	PWHS	Renovate flooring and ceiling in rooms 1.2025, 2.3029, 2.3032.	\$ 56,000

Category	Building	Description	Estimation
	Noranda	Replace floor in Storage – Water Damage	\$ 8,000
	Pontiac High School	Multiple renovation work in front steps, boys changeroom (.108), grad lounge (.139) and “Maison des Jeunes” room .150	\$ 52,000
	Symmes Darcy	Installation of new portables (6 classrooms)	\$ 257,420
-	All Schools	Feasibility studies for futur projects	\$ 300,000

C – 3- Technology projects

The aim of this project category is to :






- Replace the devices for students and staff including the interactive display in the classroom and the robotic.
- Maintenance and development of the IT Infrastructure.

Budget Availability for 2024-2025:

Budget Source	Description	Amount
MEQ Measure	50750 – Developpement Informatique	\$206,828
MEQ Measure	50761 – Equipment numerique pour la formation des jeunes et adultes	\$ 910,610
MEQ Measure	50766 – Outils numeriques pour la formation professionnelle	\$ 42,474
MEQ Measure	50793 – Infrastructure de telecommunication	\$ 159,679
Total		\$ 1,319,591


2024-2025 Investment Projects:

C-3-1 – Devices and Display Equipment







Category	Standard	Replacement Cycle	Annual Budget for Replacement	Annual Quantity Replaced (Estimation)
	One interactive display by classroom	10-year cycle	\$ 121,000	40
	One laptop by teachers	5-year cycle	\$ 153,000	153
	On laptop by administrative staff*	5-year cycle	\$ 100,000*	100
	On laptop by student with Special Exam Conditions	6-year cycle	\$ 78,000	78
	Student devices, robots and other equipment	6-year cycle	\$ 241,974	
			\$ 593,974 +	
			\$ 100,000*	

* Covered by the FTE

C-3-2- Vocational Training

Category	Building	Description	Estimation
	All Schools	Specific technology devices and equipment required for the programs	\$ 42,474

C-3-3- IT Infrastructure

Category	Description	Estimation
	Replacement of 2 Servers on Premise (Approved by MCN - Cycle 5 years)	\$ 40,000
	Replacement of UPS (Replacement by Cycle)	\$ 80,000
	Generator Lord Aylmer	\$ 140,000
	Journalisation Cloud (Need to keep 6 months of log - MCN)	\$ 30,000
	Replacement of 33% of the Distribution Switches	\$ 100,000
	Replacement Access Points (Replacement by Cycle)	\$ 75,000
	Total	\$ 465,000

C-3-4- Contingency

Since the model is based on the number of students, staff and classrooms and since the population is increasing, we are keeping a contingency of \$ 218,143.

For 2024-2025, the plan is to use this contingency to accelerate the replacement of laptops unable to upgrade to Windows 11.









C – 4 - Furniture, Tools and Equipment (FTE)

The aim of this category is to ensure the timely replacement of furniture, tools, and equipment in order to provide a functional, safe, and efficient working environment.

Budget Availability for 2024-2025:




Budget Source	Description	Amount
MEQ Measure	Based amount	\$ 60,826
MEQ Measure	Elementary, Secondary and Adult Ed.	\$ 369,821
MEQ Measure	Vocational Training	\$ 64,246
MEQ Measure	18014 – Support for school perseverance	\$ 139,491
MEQ Measure	New Programs	\$ 479,183
MEQ Measure	Distance Schools	\$ 8,580
Total		\$ 1,122,147

A portion of the budget is centralized for the replacement of equipment as detailed below:

Category	Reason	Used by	Value	Lifespan	Yearly replacement value
	Defibrillators	All Schools	\$ 66,000	8 years	\$ 8,250
	Equipment on wheels (Scissor lift, Trailers)	All Schools	\$ 60,000	30 years	\$ 2,000
	Tools for Maintenance and Technicians (Drills, Network tester, ...)	All Schools	Base on average yearly expense		\$ 15,000
	Zamboni (Caretaking)	All Schools	\$ 210,000	10 years	\$ 21,000
	Administrative devices	All Schools	\$ 625,000	5 years	\$ 125,000
	Board Office	Departments	\$ 1000/department		\$ 7,000
	Exterior Camera (Project)	All Schools	Estimation \$ 312,000	8 years	\$ 39,000
	Furniture Replacement Plan	All Schools	\$ 10,800,000	43 years	\$ 250,000
Total Centralized					\$ 467,250
Total Decentralized					\$ 654,987

C-4-1- Furniture Replacement Plan

Outlined below is the allocation of the \$250,000 designated for the furniture replacement plan for 2024-2025 school year:

Category	Building	Description	Estimation
	St-Michael's	Replace student furniture (desk & chairs)	\$ 70,000
	Lord Aylmer Senior Greater Gatineau	Replace lockers and cubbies at Greater Gatineau (old section) and Lord Aylmer Senior (Entire school)	\$ 140,000
	G. Theberge	Replace teacher workstation	\$ 40,000
Total			\$ 250,000